

**Guilford County  
Planning Board  
APRIL 8, 2015**

The Guilford County Planning Board met on Wednesday, April 8, 2015 at 6:00 p.m. in the Blue Room – First Floor of the Old Guilford County Courthouse, Greensboro, North Carolina. There was a brief Business Meeting prior to the regular session.

**Members Present:** Mr. Collins, Chairman; Mr. Apple; Mr. Jones; Mr. Mann; Mr. Cannon; Ms. Gibson; Mr. Geter

**Members Absent:** Mr. Leonard

**Staff Present:** Les Eger and Tonya Hodgin, Planning Department

Chair Collins reviewed the rules and procedures of the Guilford County Planning Board.

**APPROVAL OF MINUTES:**

- **March 11, 2015 Meeting Minutes**

Mr. Geter moved approval of the March 11, 2015 regular meeting minutes as written, seconded by Mr. Jones. The Board voted unanimously 7-0 in favor of the motion. (Ayes: Collins, Apple, Jones, Mann, Cannon, Gibson, Geter. Nays: None.)

**NON-PUBLIC HEARING:**

**Old Business**

**REZONING CASE #15-02-GCPL-00676: AG to CU-RS-30**

Located on the southeastern corner of the Burton Farm Road and Church Street intersection in Monroe Township, Being Guilford County Tax Parcel #0128942, approximately 147 acres, owned by O.K. Moore and Elaine M. Kellam. Following the Public Hearing at the March 11, 2015 Regular Meeting, the Planning Board tabled its decision. **(APPROVED)**

Mr. Eger stated that staff recommended approval of this request at the last meeting. The case was considered consistent with the Land Use Plan for the area, and it is compatible with surrounding zoning and development patterns and residential subdivisions. The request is in keeping with the intent of the Plan and in the public interest.

Chair Collins noted that the Public Hearing was closed at the last meeting. He asked Chris Rohrer to advise the Board what has occurred since the last meeting.

There was no one present wishing to speak in opposition to this request.

Chris Rohrer, 200 South Regional Road, is with Land Solutions Land Surveying. He indicated that Mr. Combs met with those in opposition to the request immediately following the last meeting. Several days later a meeting was held with neighbors to review the site plan and proposal. As a result of the meetings, Mr. Rohrer asked that a condition be added to the request. The condition satisfies all of the concerns of the homeowners.

**Additional Condition:**

***That there be a 100 foot buffer on the eastern most property line adjacent to the Fox Trails Subdivision.***

Mr. Jones moved to approve the additional condition, seconded by Mr. Cannon. The Board voted unanimously 7-0 in favor of the motion. (Ayes: Collins, Apple, Jones, Mann, Cannon, Gibson, Geter. Nays: None.)

Sam Saben, 7703 Fox Haven Court, withdrew his previous objection to the request. However, neighbors in the ten (10) homes on the street still have concerns with traffic coming from the existing Burton Farm now going to the new buildings. It is a narrow street, street signs may be needed, and there are few lights. He felt the street could not handle the traffic. He asked for help in addressing the issue.

Mr. Cannon asked about the possibility of the contractor for this development working with the Homeowner's Association (HOA).

Kevin Combs, 7400 Hatley Court, Oak Ridge, North Carolina, felt that the contractor would work with the HOA. He explained to the neighbors that the roads in their existing neighborhood were built to DOT (Department of Transportation) standards and were turned over to DOT maintenance just like other streets. Whatever is done in the new subdivision will also be built to DOT specifications and turned over at the appropriate time. The HOA really doesn't have anything to do with their roads but there will continue to be communication.

In the matter of **Case #15-02-GCPL-00676**, Mr. Jones moved that the Guilford County Planning Board believes that its action to approve the zoning amendment located on a portion of Guilford County Tax Parcel #01728942 from AG to CU-RS-30 to be consistent with the adopted Northern Lakes Area Plan and considers the action to be reasonable and in the public interest because it is generally consistent with the land use category indicated for the property in the Northern Lakes Area Plan Future Land Use Map, seconded by Mr. Cannon. The Board voted unanimously 7-0 in favor of the motion. (Ayes: Collins, Apple, Jones, Mann, Cannon, Gibson, Geter. Nays: None.)

**PUBLIC HEARINGS:****New Business****REZONING CASE #15-03-GCPL-01172: RS-30 to AG**

Located on the north side of Anderson Valley Road approximately 1250 feet east of Hines Chapel Road in Madison Township, being Guilford County Tax Parcels #0221489 and #0113317, approximately 5.44 acres, owned by Harold and Willadean Petty. **(APPROVED)**

Mr. Eger stated that land uses on the property and surrounding area are single-family residential, low density residential, and vacant. There would be no traffic impact from this request because the property is going to AG and it is the same as the RS-30. It could be developed out at possibly three (3) or four (4) units that would equate to approximately thirty (30) trips per day if it was developed out. Staff looked at this request and recommends approval for the rezoning. The consistency statement was that Agricultural Rural Residential is intended to accommodate agricultural uses, large lot residential subdivision developments, and lower density subdivisions not connected to public water and sewer with the density not to exceed two (2) units per acre. Anticipated land uses in those areas of the plan were Agricultural, RS-40, RS-30, RS-20, RS-12, and RS-9 residential single-family zoning districts including but not limited to institutional and recreational uses and determined by the Guilford County rezoning matrix. This request is consistent with the Northeast Area Plan and compatible with the surrounding zoning and uses. It is being requested in the public interest.

Speaking in support of the request was Harold Petty, 190 Washburn Lake Road, Reidsville, North Carolina. Mr. Petty indicated that he and his wife would like to put a mobile home on the subject property. In order to do this, the zoning must be changed to Agricultural.

Responding to questions, Mr. Petty stated that he was not aware of any opposition to this request.

Mr. Eger noted that the property across the street from this request was zoned RS-30 MH in 1997 to allow mobile home use at that location.

There being no other speakers, Chair Collins closed the Public Hearing.

In the matter of **Case #15-03-GCPL-01172**, Mr. Cannon moved that the Guilford County Planning Board believes that its action to approve the zoning amendment located on Guilford County Tax Parcel #01221489 and #0113317 from RS-30 to AG to be consistent with the adopted Northeast Area Plan and considers the action to be reasonable and in the public interest because it is generally consistent with the land use category indicated for the property on the Northeast Area Plan Future Land Use Map, seconded by Mr. Apple. The Board voted unanimously 7-0 in favor of the motion. (Ayes: Collins, Apple, Jones, Mann, Cannon, Gibson, Geter. Nays: None.)

**REZONING CASE #15-03-GCPL-01237: CU-PDR to Amended CU-PDR**

Located on the west side of Rock Creek Dairy Road approximately 400 feet south of McConnell Road in Rock Creek Township, being multiple Guilford County Tax Parcels, approximately 162.56 acres, owned by multiple property owners. **(APPROVED)**

Mr. Eger stated that this request is an Amended CU-PDR to remove a stub street to the west of the development located in Phase VI. No other changes have been requested since 2012. This is a request to remove the stub street listed on the last page of the packet. The stub street was put in to anticipate connection to the adjacent properties. One major thing that has occurred to this development since the stub street was put in is that the area north of the parkway going through the development, which was proposed for single-family apartments and townhomes, has been removed. It is now a buffer to the American Express facility on the north side of McConnell Road. That alone took out thousands of trips that could have been on that road. Looking back, there should have been more study relative to the location of the stub street because it does stub to a fairly steep terrain area. Removal of the stub street would not create any undue hardship to the development because the amount of traffic that could go through the development has been reduced and it was stubbing into fairly rugged terrain. Staff recommends approval of the request.

Mr. Jones requested recusal from this case. His law firm represents both of the applicants.

Mr. Cannon moved to recuse Mr. Jones from this case, seconded by Mr. Geter. The Board voted unanimously in favor of the request.

Henry Isaacson, 101 West Friendly Avenue, is the attorney representing the owners of the undeveloped property and the subdivision which is the Reserve at Rock Creek. A booklet of information was distributed to members and highlights were reviewed by Mr. Isaacson. A letter was received from NCDOT (North Carolina Department of Transportation) indicating they had no objection to the removal of the stub road. In addition, the Traffic Impact Study indicated that no changes relating to traffic flow would be needed if the stub road is removed. A letter was sent to neighbors notifying them of the hearing and explaining the rezoning request. This is a technical rezoning and the only thing to be changed is the elimination of the very small stub road.

There being no other speakers, Chair Collins closed the Public Hearing.

In the matter of **Case #15-03-GCPL-01237**, Mr. Geter moved that the Guilford County Planning Board believes that its action to approve the zoning amendment located on multiple Guilford County Tax Parcels from CU-PDR to Amended CU-PDR to be consistent with the adopted Rock Creek Dairy Plan and considers the action to be reasonable and in the public interest because it is generally consistent with the land use category indicated for the property on the Rock Creek Area Plan Future Land Use Map, seconded by Ms. Gibson. The Board voted 6-0-1 in favor of the motion. (Ayes: Collins, Apple, Mann, Cannon, Gibson, Geter. Nays: None. Abstain: Jones.)

**ITEMS FROM STAFF:**

None.

**ITEMS FROM BOARD MEMBERS:**

None.

**ADJOURNMENT:**

There being no further business before the Board, the meeting adjourned at 6:29 p.m.

Respectfully submitted,

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Tony Collins, Chairman

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Les Eger, Secretary to the Board

TC:sm/jd